

029.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

951,700 /

951,700

951,700 /

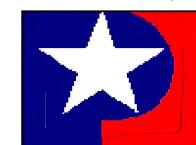
951,700

951,700 /

951,700

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
28		EVERETT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	COUTURE PAULA/ TRUSTEE	
Owner 2:	AAG REALTY TRUST	
Owner 3:		

Street 1: 43 ELIOT RD  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: N  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: GANGI ANGELINA A/ ESTATE -  
Owner 2: -  
Street 1: 43 ELIOT RD  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: N  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3253 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes  
Code Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code

104 Two Family 4950 Sq. Ft. Site 0 80. 1.15 1 454,802 454,800

Legal Description							User Acct
104	4950.000	491,800	5,100	454,800	951,700		20042
Total Card	0.114	491,800	5,100	454,800	951,700	Entered Lot Size	GIS Ref
Total Parcel	0.114	491,800	5,100	454,800	951,700	Total Land:	GIS Ref
Source:	Market Adj Cost	Total Value per SQ unit /Card:	292.58	/Parcel:	292.5	Land Unit Type:	Insp Date

10/03/18	12420!
PRIOR ID #1:	20042
PRIOR ID #2:	
PRIOR ID #3:	
PRIOR ID #1:	
PRIOR ID #2:	
PRIOR ID #3:	
PRINT	Date Time
12/10/20	17:50:06
LAST REV	Date Time
02/27/20	11:39:18
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT									Parcel ID	029.0-0003-0006.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,700	5100	4,950.	454,800	951,600	951,600	Year End Roll	12/18/2019
2019	104	FV	375,800	5100	4,950.	483,200	864,100	864,100	Year End Roll	1/3/2019
2018	104	FV	375,800	5100	4,950.	352,500	733,400	733,400	Year End Roll	12/20/2017
2017	104	FV	351,500	5100	4,950.	307,000	663,600	663,600	Year End Roll	1/3/2017
2016	104	FV	351,500	5100	4,950.	261,500	618,100	618,100	Year End	1/4/2016
2015	104	FV	311,600	5100	4,950.	255,800	572,500	572,500	Year End Roll	12/11/2014
2014	104	FV	311,600	5100	4,950.	210,300	527,000	527,000	Year End Roll	12/16/2013
2013	104	FV	324,900	5100	4,950.	200,100	530,100	530,100		12/13/2012

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
GANGI ANGELINA	73986-232	1	1/14/2020	Convenience		1	No	No	Angelina A Gangi dod 12/15/2018			
	11326-565		5/8/1967			1	No	No	N			

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/3/2018		MEAS&NOTICE							HS		Hanne S				
1/20/2009		Meas/Inspect							294		PATRIOT				
2/18/2000		Measured							263		PATRIOT				
10/1/1981									MM		Mary M				

Sign: VERIFICATION OF VISIT NOT DATA / / /

